FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.2.8.(2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a building elevation width of 360 ft., in lieu of the required maximum 300 ft., as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the variance.

The Petitioners' son, John E. Burleigh, III, appeared, testified and was represented by John V. Murphy, Esquire. The younger Mr. Burleigh supervises the family business which has been operated on this property for many years. Also appearing on behalf of the Petitioners was Jeffrey L. Gallaher, a registered architect. Appearing as interested parties in the case were Mr. and Mrs. Samuel F. Kenney and Mr. and Mrs. P. James Kurapka. These individuals reside within the surrounding community. There were no Protestants present.

Mr. Burleigh presented evidence that his parents own the subject property located at 5743 Edmondson Avenue in the Catonsville section of Baltimore County. The property is split zoned D.R.16 and D.R.5.5 and is a significantly sized parcel. It is improved by two existing buildings, one of which was constructed approximately 1903, and the other building which was recently completed. The older building has housed the Ridgeway Manor Nursing Home for many years. This use was approved by special exception under case No. 4974-X in 1960.

In 1987, the Petitioner decided to expand the facility and obtained a C.R.G. waiver for the proposal. Subsequently, under case No. 88-205-SPHA, in February of 1988, an amended site plan was approved. As a result of this Petition, a second structure was built. This building is of an L shaped configuration and is 16 to 24 ft. in height.

Mr. Burleigh testified that the old 3 story building constructed in 1903 would provide domicillary care services. That is, it is envisioned that approximately 36 residents will reside in that building. These residents will be largely self supporting and need minimal support services from the staff on site to provide for their care.

In the newer building, facilities for 51 residents are proposed. The new building will be a nursing home facility and will provide more comprehensive services for those residents unable to provide day to day care for themselves.

Mr. Burleigh further testified that because of the realignment of the services offered, all laundry services would be performed in the "old" building and all food preparation services would be performed in the "new" building. Due to this cross-over of services, he proposes to construct a 7 ft. wide by 12 ft. high covered breezeway to connect the buildings. This would enable the staff to move freely from one building to the other without exposure to the outside elements. Additionally, the above mentioned food and laundry services could be handled more expeditiously by use of the covered breezeway. Further, Mr. Burleigh and his expert witness, Mr. Gallaher, both testified that the property owners and the business would suffer practical difficulty if strict compliance with the regulations were required.

Because of the proposed construction of the connecting breezeway, the buildings, including the breezeway, will have a combined width of 360 ft. This is in excess of 300 ft. permitted by regulation; thus, the need for the variance. However, it is to be noted that Mr. Burleigh does not propose any additional construction other than the breezeway. That is, there is no new building proposed, nor expansion of existing facilities to serve additional residents.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variance was not granted. It has been established that the require-

ments from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore 1802.2.B.(2) of the Baltimore County Zoning Regulations (B.C.Z.R.), to allow a building elevation width of 360 ft., in lieu of the required maximum 300 ft., in accordance with Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted:

> 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order: however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

> > LAWRENCE E. SCHMII Zoning Commissioner for Baltimore County

Baltimore County Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

101

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(410) 887-4386

February 7, 1992

John V. Murphy, Esquire 14 North Rolling Road Catonsville, Maryland 21228

> RE: Petition for Zoning Variance John E. Burleigh, Jr., et ux, Petitioners Case No. 92-257-A

Dear Mr. Murphy:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

> Lawrence E. Schmidt Zoning Commissioner

cc: Mr. John E. Burleigh III Samuel F. Kenney, Esquire Petition for Variance

to the Zoning Commissioner of Baltimore County

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 BO1.2.B(2) to allow a building elevation width of 360 feet in lieu of the maximum 300 feet width allowed.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty) Lack of a weather protected passageway between buildings will cause severe restrictions on use of the old building as modern, food, clothing and washing services are only available in the new building.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract Purchaser/Lessee:	
(Type or Print Name)	
Signature	

City and State Attorney for Petitioner:

John V. Murphy, Esquire (Type or Print Name) 14 North Rolling Road Catonsville, Maryland 21228

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Pelition. Legal Owner(s): John E. Burleigh, Jr. Mary D. Burleigh

Attorney's Telephone No.: (301) 744-4967 Phone No. AVAILABLE FOR HEARING MON./TUES./WED. - NEXT TWO MONTHS

REVIEWED BY: DATE

6119 Northdale Road (747-5250) Baltimore, Maryland 21228 City and State Name, address and phone number of legal owner, con tract purchaser or representative to be contacted ESTIMATED LENGTH OF HEARING -1/2HR. +1HR. H. MALMUD & ASSOCIATES, INC. 100 CHURCH LANE BALTIMORE, MARYLAND 21208

TELEPHONE (301) 653-9511

ZONING DESCRIPTION FOR 5473 EDMONDSON AVENUE FIRST ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

Beginning at a point on the southeast side of Edmondson Avenue as now laid out and widened, said point being South 23 02' 00" West 148.99 feet from the southeast corner of Edmondson Avenue and Overbrook Road and running thence binding on the southeast side of Edmondson Avenue the two (2) following courses and distances:

(1) South 23 22' 00" West 435.20; (2) By a line curving to the right with a radius of 746.00 feet, an arc length of 170.76 feet and a chord bearing and distance of South 29 43' 34" West 170.39 feet; thence leaving Edmondson Avenue and running the twelve (12) following courses and distances:

(3) North 85°51' 00" East 201.20 feet; (4) South 13° 39' 00" East 33.00 feet; (5) South 00° 39' 00" East 110.55 feet; (6) North 89°06' 00" East 6.00 feet; (7) South 01°54' 00" East 485.00 feet; (8) South 45°25' 00" East 302.00 feet; (9) North 50°40' 00" East 311.76 feet: (10) North 32°50' 00" West 344.90 feet; (11) North 27, 28, 00" East 162.90 feet; (12) North 17° 38' 00" East 287.20 feet: (13) North 37° 18; 30" West 488.24 feet;

(14) North 55°53' 00" West 141.83 feet to the place of beginning.

Containing 10.74 acres of land, more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY AND NOT FOR THE CONVEYANCE



Herbert Malmud Registered Land Surveyor Maryland No 7558 October 3, 1991

Posted for: Verience	Date of Posting 1/11/92
Posted for: Verience	,
John Ex Mon Dx	Burleigh
Location of property: SF/S Fd-20-1	son Ate, 149' W/SEC Folmor Son Den
149' WSEC Over brook Privis.	
	SUR Tree, Approx 10 Fr. 100 Sury
on freferty of Petitions	7
Remarks:	

CERTIFICATE OF PUBLICATION THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of ____ successive weeks, the first publication appearing on _____ | ___ | ___ |

File: Ridgeway M Zon 22

Case Number: 92-257-A SE/S Edmondeon Avenue, 143° W of SEC Edmondeo

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in the CATONSVILLE TIMES, a weekly newspaper published in Baltimore County, Md., once in each of ____successive weeks, the first publication appearing on _____

CATONSVILLE TIMES

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT RECEIVED BUILLEIGH ENTERPRITES LTD PINSHE all a 19037NICHRC VALIDATION OR SIGNATURE OF CASHIER

> Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

January 27, 1992

John V. Murphy, Esquire 14 North Rolling Road Catonsville, MD 21228

> RE: Item No. 272, Case No. 92-257-A Petitioner: John E. Burleigh, et ux Petition for Variance

(410) 887-3353

Dear Mr. Murphy:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Commisione County Office Building 111 West Chesapeake Avenue

Account: R-001-6150 H9200272

12/31/91 PRICE PUBLIC HEARING FEES

020 -ZONING VARIANCE (DTHER) \$175.00 TOTAL: \$175.00

LAST NAME OF OWNER: BURLEIGH, JR.

Please Make Checks Payable To: Baltimore County

to the second state of the Zoning Commisioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

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Zoning Plans Advisory Committe Coments Date: January 27, 1992

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. & Mrs. John E. Burleigh 6119 Northdale Road Baltimore, MD 21228

PATE: 1/2////

Baltimore County Government

Office of Zoning Administration

and Development Management

Office of Planning & Zoning

(410) 887-3353

111 West Chesapeake Avenue

Towson, MD 2120+

John and Mary Burleigh 6119 Northdale Road Baltimore, Maryland 21228

CASE NUMBER: 92-257-A SE/S Emdondson Avenue, 149' W of SEC Edmondson Avenue and Overbrook Road 5473 Edmondson Avenue (Ridgeway Manor Nursing Home) Ist Election District - 1st Councilmanic Petitioner(s): John E Burleigh, Jr. and Mary D. Burleigh

Dear Petitioner(s):

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

ARNOLD JABLON

cc: John V. Murphy, Esq.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

(410) 887-3353

JAN 0 8 1992

NOTICE OF HEARING

The Coming Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Rooms 106 of the County Office Suilding, located at 111 W. Thesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-257-A

111 West Chesapeake Avenue

Towson, MD 21204

SE/S Emdondson Avenue, 149° W of SEC Edmondson Avenue and Overbrook Road 5473 Edmondson Avenue (Ridgeway Manor Nursing Home) 1st Election District - 1st Councilmanic Petitioner(s): John & Burleigh, Jr. and Mary D. Burleigh HEARING: TUESDAY, FEBRUARY 4, 1992 at 10 a.m.

Variance to allow a building elevation width of 360 feet in lieu of the maximum 300 feet width allowed

Zoning Commissioner of Baltimore County

or: John and Mary Burleigh John V. Murphy, Esq.

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 19th day of December, 1991.

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

Petitioner: John E. Burleigh, et ux Petitioner's Attorney: John V. Murphy BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: January 7, 1992 Zoning Administration and Development Management

Pat Keller, Deputy Director Office of Planning and Zoning

SUBJECT: Fischer Property, Item No. 255 Pointer Property, Item No. 264 Lingelback Property, Item No. 263 Burleigh Property, Item No. none provided / 272

In reference to the applicants' request, staff offers no

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL:rdn ITEM255/TXTROZ

700 East Joppa Road, Suite 901 Towson, MD 21204 5500

 $(301).88^{-1}.500$

Fire Prevention Bureau

JANUARY 6, 1991

Arnold Jablon Director Zoning Administration and Development Management Ealtimore County Office Building Towson, MD 21204

RE: Froperty Owner: JOHN E. BURLEIGH, JR. AND MARY D. BURLEIGH

#5473 EDMONDSON AVENUE Location:

Zoning Agenda: JANUARY 7, 1992 Item No.: 277

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Frotection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

Noted and Planning Group

Approved
I

Special Inspection Division

JP/KEK

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RWB:s

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The control of search Discourse Concernation 500 to the New Concept Court of the Control of the

Zoning Advisory Committee Meeting for January 7, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 258, 274, 272, 273 and 275.

For Case No. R-92-241 we have no comments.

RW Baules of ROBERT W. BOWLING, P.E., Chief Developers Engineering Division

92-257-A 2-4

BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS BALTIMORE COUNTY, MARYLAND

DATE: January 29, 1992

Mr. Arnold Jablon, Director Office of Zoning Administration and Development Management

FROM: Rahee J. Famili SUBJECT: 2.A.C. Comments

Z.A.C. MEETING DATE: January 7, 1992

PETITIONER(S) SIGN-IN SHEET

This office has no comments for item numbers 258, 272, and 274.

Traffic Engineer II

RJF/lvd

PLEASE PRINT CLEARLY

Gaudreau, Inc.

John V. Murphy, Esquire

Engineers Catonsville, MD 21228

October 7, 1991

14 North Rolling road

Re: Ridgeway Manor Nursing Home Variance for Connecting Link Project Nº 8438.00

Dear John:

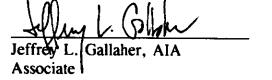
The following are responses to your questions in reference to the preliminary review meeting which you held with John Alexander of the Baltimore County Zoning Office.

- 1. The width of the two buildings when connected will be 360 feet.
- 2. The site plan presently has a total of 29 parking spaces; 14 are at the north lot and 15 are at the south lot. (27 spaces are required.) Distribution and specific arrangements of spaces have been adjusted to address the appropriate placement of handicapped spaces with respect to the handicapped path of travel to the buildings. Also of concern is the alignment of spaces with respect to existing trees that remain undisturbed on the site.
- Attached are the sealed zoning description and copies of the revised plan.

If you have any questions, please contact us.

Sincerely,

GAUDREAU, INC. . . . Architects



Gaudreau, Inc. / 810 Light Street / Baltimore, Maryland 21230 / 301-837-5040

The Johns Hopkins hearth System Comporation 600 North World Stock Billings Administration 400 FACSIMILE TRANSMITTAL SHEET

(Facsimile number) 301-955-0636 (Telephone number) 302-955-7949 NUMBER OF PAGES: (Including cover sheet) COMMENTS: PLEASE DELIVER
TO L SCHMIOT FOR

Please note: If you have any problems with the transmission, please call 301-955-7949.

CONFIDENTIALITY ROTICE

"WARNING: Unsutherized Interception of this telephonic communication could be a violation of Federal and Maryland law."

The documents accompanying this telecopy transmission contain confidential information belonging to the sender which is legalif privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this telecopied information is strictly prohibited. If you have received this telecopy in error, please immediately notify us by telephone to arrange for return of the original documents to us.



The Johns Hopkin's Hespital The Homewood Hospital Contor The Johns Hopkins Heafth Plan The Hopkins Preferred Helwork

37'68'616, 140 21205 (301) 955-7945 PACCING E THE WOMETLES SHEET IME: 11.50 a w To: Lativ Schmidt (Facsimile number) <u>96-0931</u> FROM: APRE Districts (Facsimile number) 302-903-0636 (Telephone number) 301-955-7949 Please note: If you have any problem with the transmission, please call 301-955-7949.

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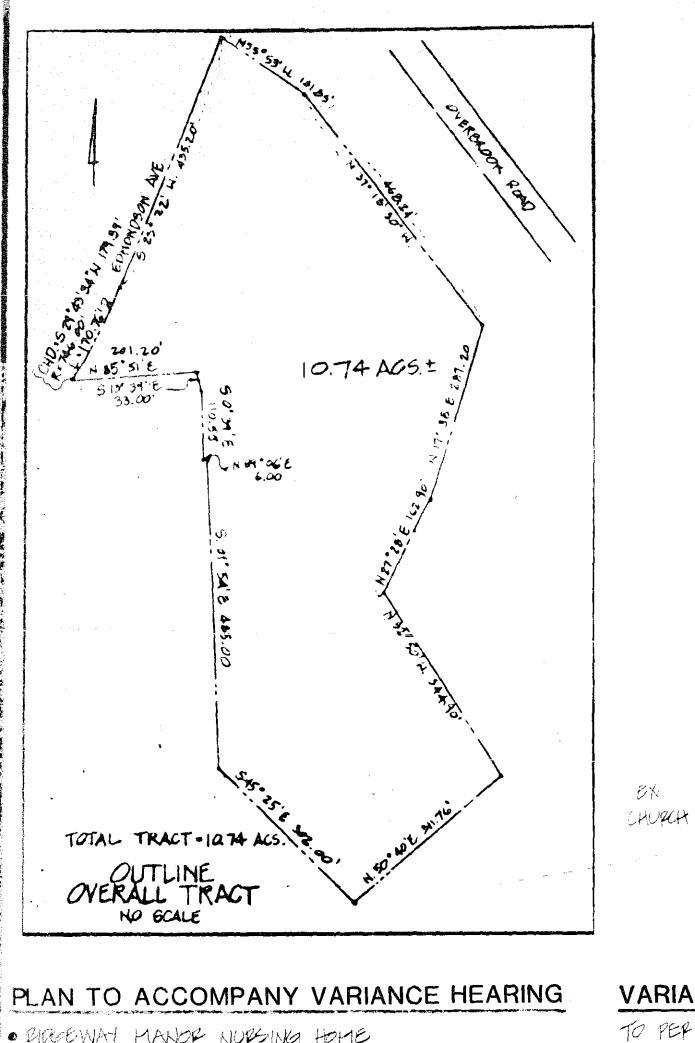
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The John House's Novices The Johns Hopkins Health Flan
The Hopkins
The Hopkins
Pheforal Network

JEFFREY L. GALLAHEF	1013 KONSHUOTON WAY ANNUAPOUS, MO 21403
-	
Tn-	STANT(S) SIGN-IN SHEET
NAME	ADDRESS
Frances Kenney	En 24 Unederoth pil 21228
4 Virginia S Reli	
P.JAMES WICHPK	36 OVERBROOK RD 21228
MARIAN B. "	
	<u></u>

	D.R.16	MESTOWNE !	WESTOWNE TO BE TO	9,
D.R. 10.5		DR 33		1-181-1
AVENUE D.R.S.S	DR 16		N.MEOWICK NOR	SCHAP I
	NEW NEW YORK TO THE PARTY OF TH		TO TO THE CALL OF	



PROJEWAY MANDE NURSING HOME 5145 EDMONDSON AVE

CATONEMILLE, MD. 21228

· IST ELECTION DISTRICT

· 18 COUNCILMANIC DISTRICT

O BUILDING FEBRIT FOR COMPREHENOIVE CARE FACILITY: PERMIT # \$000440/C-1112-90. ISSUED IN 1990.

* PRIOR ZONING HEARINGS:

OCAGE 4974 - X, 1960: SPECIAL EXCEPTION GRANTED PERMITING OPERATION OF NURSING HOME ON THE PROPERTY.

REQUEST OF SITE AREA REDUCTION FROM 10.74 ACRES TO 4.2 ACRES - DENIED. PENTRICTIONS! TO AMEND SUBMITTED SITE PLAN. 5039EQUENTLY HAS BEEN APPROVED.

· CRG WANER: W. 87. 216 JULY 20, 1987

. THERE ARE NO EXISTING OF PROPOSED SIGNS FOR THIS SITE

• FLOOF AFEA PATIO

pomicillary care GITE AREA

· PARKING

FLOOR AREA PATIO : 0.07

VARIANCE REJUEST

TO PERMIT A LIDTH OF BUILDING ELEVATION OF STRACHED BUILDING OF 360 FEET IN LIEU OF A MAXIMUM WID, OF 300' PERMITTED

2 - FIRE HYDRANT

OWNER #2 OVERPEROR P.D.

HELEN G 3412/4/35

WOLF ERNEST J. JR +

puellina,

#4-0 WNER:

#60 - OWNER:

DWELLING >

THOMAS, GELDON ES LOZENA D.

#3 - OWHER!

#12 - OWIER:

2674/319

WILLIAMS, NORMAN A.

2516/274

DUELLING.

DUELLING

EXISTING.

以足.16

· / 10' UTILITY ENGEMENT

#20 - OWNER: NEUMAN, RICHARD AK G CAPOL E. 4894/370/ FACILITY

#18 - OWNER! ZUGATES, PAUL C. \$GANDRAS. 5553/468/

DWELLING \

- FANELLINKA >

DWELLING,

JOHNSTON, WILLIAM J.

#22-OWNER:
FUSS, RONALD K. 9
HATIKLEEN M.
1979/787 PWELLING

1"= 1000'

NORTH

F24 OVERPOR PD.

FENNY, SAMUEL E &

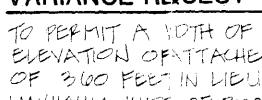
VIRCONIA S. 37121/363

PLAN TO ACCOMPANY VARIANCE HEARING RIDGEWAY MANOR NURSING HOME

Gaudreau, Inc. Architects Planners Environs 5748 EDMONDSON AVENUE CATONEVILLE, MARYLAND

12-9-91 B10 Light Street Baltimore Maryland 21230

BEE OUTLINE OF OVERALLY TRACT" APPONE FOR TOTAL TRACT



PER ZONING SITION 1801.2.8.2.

D. R. 10.5

CHEWING

EX FIRE HYDRANT

D.R. 160

OWNER:

ALVIN J. MYERBERG 5329/271

APARTMENT BLOG.

OCAGE NO. 38.205.5PH, FEB, 17, 1988:

COMPREHENSIVE CARE 15, 450 CAST 16,200 CAF CONNECTING COMPTIONS 2,100 GOF 10.74 ACRES

PAFFING REQUIRED: 1 FOR EACH 3 BEOS No of peop; 90 PARKINA REQ. : 27 ENETING PARKING PROVIDED: 29

· PUBLIC WATER & SEWER ARE AVAILABLE ON SITE.